

RECORD OF PROCEEDINGS
MINUTES OF STUDY SESSION MEETING
OF BOARD OF DIRECTORS OF
EBERT METROPOLITAN DISTRICT

Thursday, August 19, 2021
7:00 – 8:12 PM
Zoom Teleconference

A Study Session Meeting of the Board of Directors of Ebert Metropolitan District, City, and County of Denver, Colorado, was called to order as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting via Zoom teleconference:

DATE: Thursday, August 19, 2021, TIME: 7:00 PM

PLACE: Zoom Teleconference Join Zoom Meeting

Join Zoom Meeting

<https://zoom.us/j/95757796862?pwd=Q2tsUXFtMkV4NGhicGFEMGtQVDFVUT09>

Meeting ID: 957 5779 6862

Passcode: 227525

Board of Directors	Office	Term Expiration
Cynthia Barclae	President	2020-2022 (Elected)
Bruce Shibles	Assistant Secretary	2020-2022 (Appointed)
Keith Mays	Assistant Secretary	2020-2022 (Appointed)
Jennifer Woods	Assistant Secretary	2020-2022 (Appointed)
Murray Hawthorne	Asssistant Secretary	2020-2022 (Appointed)

Also present via Zoom were:

Jerry Jacobs of Timberline District Consulting, LLC – District Manager

Corey Pilato of Timberline District Consulting, LLC – Assistant District Manager

Debra Sedgeley of CliftonLarsonAllen (CLA) – Engagement Director, Business Operations

14 Other members of the public

ADMINISTRATIVE ITEMS:

I. Call to Order

The Study Session meeting of the Board of Directors of the Ebert Metropolitan District was called to order at 7:07 PM via Zoom teleconference.

The notice and agenda of the Study Session Meeting were posted on the website and distributed to the community via email blast by Westwind Management Group.

II. Declaration of a Quorum

A quorum of five was declared.

III. Approval of Agenda and Meeting Location

President Barclae stated the purpose of the Study Session Meeting and made a motion to add an additional item to tonight's agenda: Discuss new Senate Bill SB 21-293 and Initiative #27. With no other proposed amendments to the agenda, the Motion was seconded by Bruce Shibles. Motion to amend Study Session Agenda carries with all in favor.

IV. Disclosure of Potential Conflicts of Interest

President Barclae stated that there are no conflicts of interest to announce currently.

V. Director's Items

President Barclae introduced the guest speaker: Debra Sedgeley from CliftonLarsonAllen (CLA), and briefly described the topics covered during this Study Session.

a. Ebert Metropolitan District Budget Process

Debra Sedgeley began the discussion by referring to Exhibit 1 for the 2022 Budget Timetable calendar to show the timeline of events for preparing a Metropolitan District Budget

b. County Assessed property values fit into the budget process

2021 is an assessment year; Debra explained that the Metropolitan District could receive higher property taxes as home values increased in the past 18 months. Debra continued stating that the actual value of a home is not how your property taxes are determined. The amount is calculated by an assessment ratio, which is currently 7.15% (nonresidential is presently set at 29%)

c. Budget calculations used for individual levies (that are certified by the Board of Directors)

Per the timeline, the District Board of Directors will appoint a firm or person to prepare the budget for Board review. Ebert Metropolitan District Board has already appointed CliftonLarsonAllen to prepare the budget for consideration. CliftonLarsonAllen (CLA) will submit a draft budget to the Ebert Metropolitan District Board for review no later than October 15, 2021.

Debra reviewed the summary page of the budget, which shows actual, budget, and estimated budget numbers for 2019, 2020, and 2021 and briefly discussed how all five funds filter into the summary page. The five funds are General, Debt Service, Capital Proceeds, Capital Replacements, and Conservation Trust funds. The most significant expenditure for Ebert Metropolitan District currently is the 17 mills remitted to Town Center Metropolitan District per the agreement.

Two years ago, the then Board of Directors for Ebert Metropolitan District levied 1 mill to set aside for the Capital Replacements fund. As this is a decision of the Ebert Metropolitan District Board of Directors, this can be increased, decreased, or removed.

Most of the money is being used to pay down debt service.

There is a \$9.8 million carry-over amount for 2021, which is made up of \$6.6 million as a stabilization fund, \$3 million in excess for Capital Improvements, and \$1.4 million for capital replacements. Metropolitan District Boards have until December 15, 2021, to certify mill levies to the county commissioners; and have until December 31, 2021, to adopt the budget.

d. Clarify Ebert Metropolitan District Budget Process is the same as TCMD's; if there are differences, they will be discussed

Debra confirmed that all Metropolitan Districts follow these procedures. As there are no differences in how a Metropolitan District budget is prepared, no discussion was required.

e. Discuss new Senate Bill SB 21-293 and Initiative #27

Debra summarized that Senate Bill 21-293 would temporarily reduce nonresidential property tax assessment from 29% to 26.4%, and Initiative #27 is a measure to reduce the residential property tax assessment from 7.15% to 6.5%. Debra referred to Exhibit A as an example of the reductions.

IV. Remarks / Comments from Directors

Clarifying questions were addressed during Debra Sedgley's presentation and can be reviewed via the Zoom teleconference recording.

VI. Other Items

President Barclae requested questions and comments regarding the Ebert Metropolitan District to be emailed directly to her.

VII. Motion to Adjourn

With no other questions from attending homeowners, President Barclae motioned to adjourn the meeting; Keith Mays seconded the Motion. Motion passed with all in favor to adjourn the meeting at 8:12 PM.

The next Special Board of Directors meeting will be held via Zoom teleconference on Tuesday, August 24, 2021, at 7:00 PM.

The foregoing Study Session Minutes constituted an accurate account of the above reference proceedings and were approved by the Board of Directors of Ebert Metropolitan District.

18:38:12 From Town Center Metropolitan District to Everyone:

Cynthia Barclae
Ebert Metropolitan District
Cynthia.barclae.ebertmd@gmail.com

19:02:11 From Bruce to Everyone:

I cannot hear anything that is being said

19:02:32 From Town Center Metropolitan District to Everyone:

Please connect via computer audio

19:02:49 From Bruce to Everyone:

I'll leave and reconnect

19:04:54 From Bruce to Everyone:

Still no good so I'm going to call in with my phone.

19:14:23 From KKH she/ella to Everyone:

May I know who is speaking?

19:14:52 From Ebert Metropolitan District to Everyone:

Debra Sedgely is speaking, she is the District's Accountant.

19:15:32 From KKH she/ella to Everyone:

Thank you. Who is "Ebert Metropolitan District"? Which person is responding?

19:15:51 From Ebert Metropolitan District to Everyone:

Jerry Jacobs - District Manager

19:16:03 From KKH she/ella to Everyone:

Thank you. Hello Jerry!

19:16:17 From Ebert Metropolitan District to Everyone:

Hi back!

19:25:34 From KKH she/ella to Everyone:

Forgive me if this was covered... how many additional residences are there over last year? Why is their contribution to the budget vs costs of that increase?

19:26:03 From KKH she/ella to Everyone:

over last year

19:27:10 From KKH she/ella to Everyone:

What is their contribution...

19:28:19 From Ebert Metropolitan District to Everyone:

I'll answer this after Debra is done

19:28:41 From KKH she/ella to Everyone:

Has equity between those areas that are new and those that are older been taken into consideration when establishing the mil levy rate?

19:30:37 From Ebert Metropolitan District to Everyone:

Yes, it is factored in through the assessment.

19:31:50 From KKH she/ella to Everyone:



19:33:43 From KKH she/ella to Everyone:

We cannot have a conversation about a mil levy assessment with a discussion around at ROI for homeowners.

19:34:09 From KKH she/ella to Everyone:

This does not negate expenses that are necessary...

19:42:52 From Tom Carllon to Everyone:

Will the Oct 15 meeting be the first opportunity for residents to comment on the 2022 budget? Will we have documents to review in plenty of time before hand?

19:45:17 From Ebert Metropolitan District to Everyone:

Tom, yes I believe that is correct. The Oct 15 is due to the Board, we have until December to certify so there is ample time for input.

19:46:04 From Corey Pilato to Everyone:

All of this information will be posted to the Ebert Metropolitan District SIPA site

19:46:40 From Corey Pilato to Everyone:

Ebertmd.colorado.gov

19:46:52 From Tom Carllon to Everyone:

Murray, bond holders will scream!

19:47:24 From KKH she/ella to Everyone:

@Cory Pilato please provide the link.

19:47:45 From Tom Carllon to Everyone:

What is SIPA?

19:48:48 From Corey Pilato to Everyone:

Statewide Internet Portal Authority

19:49:02 From Corey Pilato to Everyone:

The State provides a website for Special Districts

19:49:19 From KKH she/ella to Corey Pilato(Direct Message):

Thank you!

19:49:23 From Tom Carllon to Everyone:

Thank you, Corey

19:49:29 From Corey Pilato to KKH she/ella(Direct Message):

You are very welcome!

19:52:26 From Tom Carllon to Everyone:

Bedrock is not doing a good job of maintaining their property, tree lawns looks bad, garbage is parking lots, etc.

19:54:45 From Tom Carllon to Everyone:

What recourse do we have against Bedrock?

20:00:42 From KKH she/ella to Everyone:

How is that fair to existing homeowners?

20:04:15 From Tom Carllon to Everyone:

Please include an agenda item on future study sessions for Public Comment, and encourage questions/comment before hand in writing to the Board. Thank you.

20:04:21 From KKH she/ella to Everyone:

My apologies for disrupting the rules of the meeting.

20:05:17 From Corey Pilato to KKH she/ella(Direct Message):

Not a problem at all. Please feel free to email all your question and concerns to Cynthia:

20:05:18 From Corey Pilato to KKH she/ella(Direct Message):

Cynthia Barclae
Ebert Metropolitan District
Cynthia.barclae.ebertmd@gmail.com

20:10:56 From KKH she/ella to Everyone:

Thank you for publicizing this meeting.

20:12:11 From Sherri to Everyone:

Thank you for making this meeting public Very informative Sherri Wolin

20:12:20 From Bruce to Everyone:

AYE

20:12:25 From Bruce to Everyone:

aYE